

**PRESTIGE HOMES ON LAKE PLEASANT
PARKWAY**

Project Narrative

Z21-08

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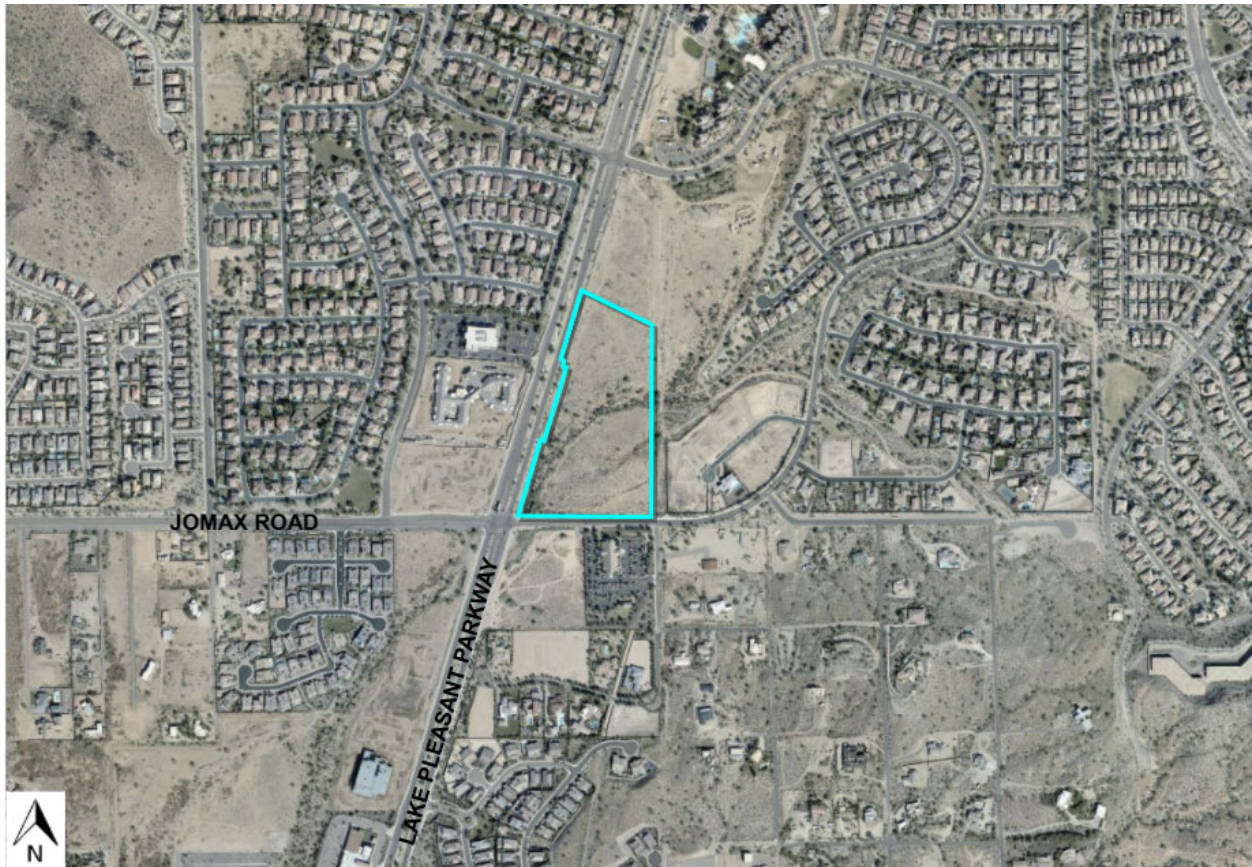
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A. INTRODUCTION

Prestige Development Enterprises, LLC (“Applicant” or “Prestige”) is requesting this Planned Area Development and Site Plan Review (“Application”) respecting the approximately 17.96 net (21.03 gross) acres of vacant desert land located at the northeast corner of Lake Pleasant Parkway and Jomax Road in the City of Peoria (the “Property”). See below Aerial Map. The purpose of the Application is to enable the development of the Property with a high-quality, multi-family (single-family for rent) residential community featuring substantial open space and resort-inspired amenities.



Aerial Map

B. PROPERTY OVERVIEW

The Property consists of undeveloped desert land bounded on the west by Lake Pleasant Parkway, on the south by Jomax Road, on the east by an undeveloped right-of-way and on the north by an undeveloped property. Existing site features include sparse desert vegetation as well as a large wash that bifurcates the property (the “Happy Valley Wash”).

The Property is currently zoned AG (General Agricultural), which is the original zoning designation the Property received many years ago when it was first incorporated into the City of Peoria. As such, the Property is not subject to any prior approved zoning cases.

The City of Peoria General Plan 2040 Land Use Map designates the Property for three separate land uses: Urban Residential, Park/Open Space and Waterways. Specifically, the Happy Valley Wash that bifurcates the Property is designated for Park/Open Space and Waterways land uses, and the remaining approximately 14.6 net acres is designated for Urban Residential land uses.

C. SURROUNDING CONTEXT

Many of the immediately surrounding properties are currently vacant. Existing uses at or near the intersection of Lake Pleasant Parkway and Jomax Road include the Abrazo Peoria Emergency Center and Avanti Assisted Living facility to the west (across Lake Pleasant Parkway) and the Church of Jesus Christ of Latter-day Saints to the south (across Jomax Road). In a broader context, the surrounding properties located behind the properties at the intersection of Lake Pleasant Parkway and Jomax Road consist mostly of existing single-family residences, including the Cibola Vista residences to the east and the Pleasant Valley residences to the west. See below [Surrounding Uses Map](#) and [Table 1](#) identifying the surrounding land uses, including the General Plan and zoning designations.

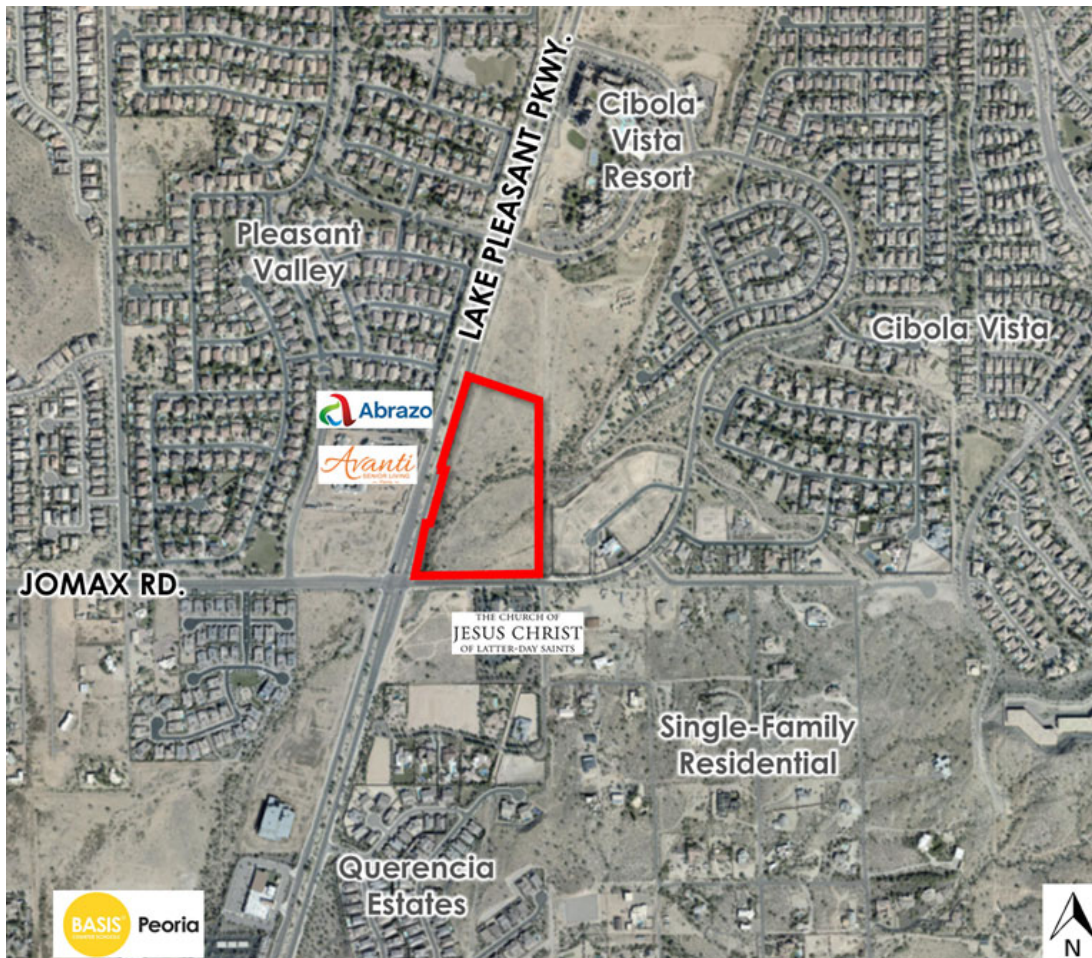


Table 1 – Surrounding Uses, General Plan and Zoning Designation

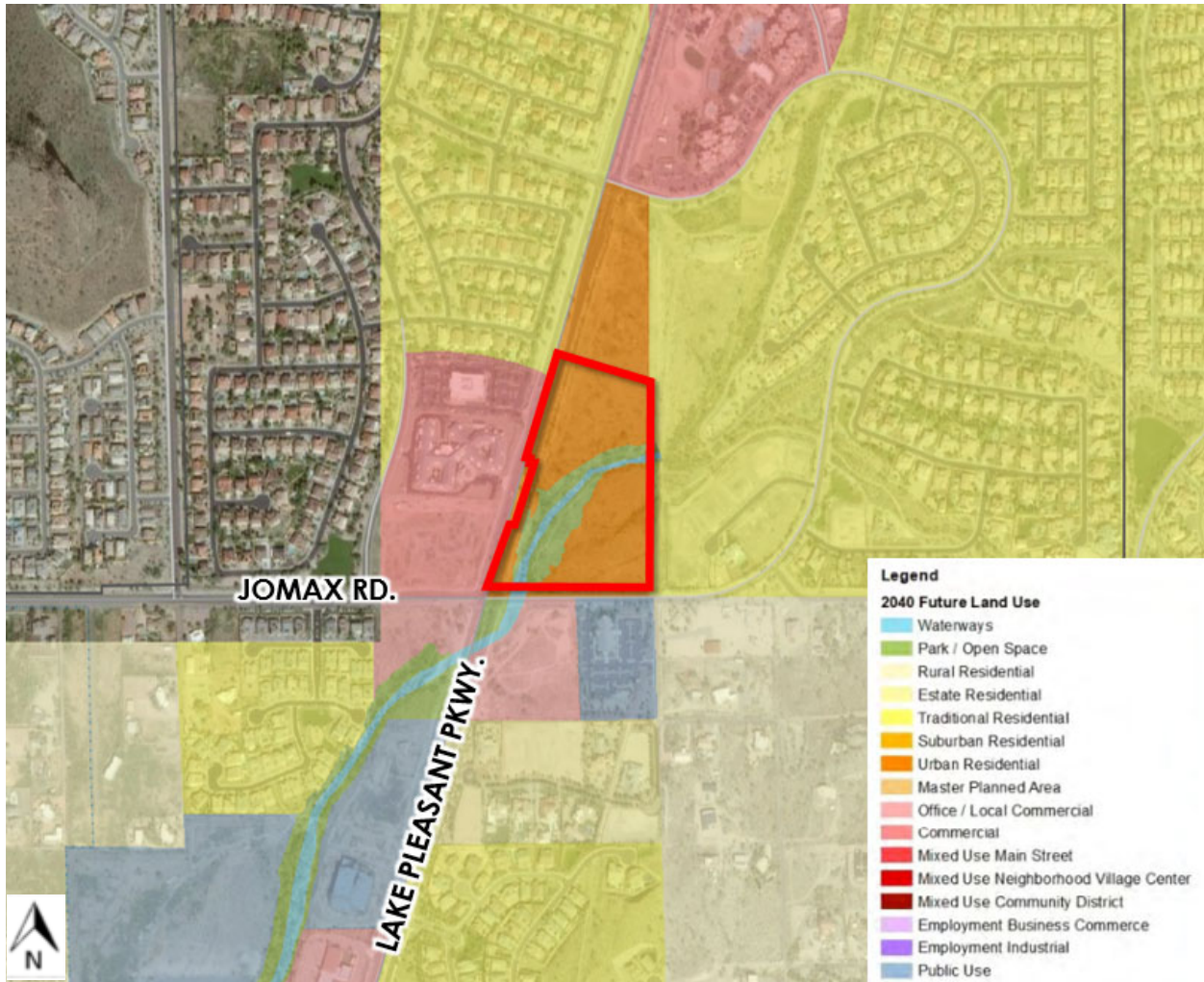
	Existing Land Use	General Plan Land Use Designation	Zoning District
Site	Vacant Land	Urban Residential, Park/Open Space, Waterways	General Agricultural (AG)
South	Vacant Land	Commercial	Suburban Ranch (SR-43)
	The Church of Jesus Chris of Latter-day Saints	Public Use	Suburban Ranch (SR-43)
West	Vacant Land;	Commercial	Planned Area Development (PAD)
	Avanti Senior Living at Peoria	Commercial	Planned Area Development (PAD)
	Abrazo Peoria Emergency Center	Commercial	Planned Area Development (PAD)
North	Vacant Land	Urban Residential	General Agricultural (AG)
East	Cibola Vista residences	Traditional Residential	Planned Area Development (PAD)

As for historical development patterns, over the years there has been a significant level of single-family residential development in this particular area of the City. There are several undeveloped properties located along the Lake Pleasant Parkway corridor, including the Property, which are strategically located to provide for the future development of compatible/transitional commercial or multi-family type land uses.

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D. GENERAL PLAN

The below map identifies the land use designation for the Property and surrounding area under Peoria's General Plan.



General Plan Land Use Map

With the exception of the Happy Valley Wash, the General Plan's existing land use designation for the Property is Urban Residential. According to the General Plan, the Urban Residential land use category is intended for multi-family residential development, including apartments, condominiums and townhomes, with a range of ownership and rental housing options at a density of 12+ dwelling units per acre.

For background, as City planning staff is well aware, the Urban Residential land use designation for the Property was established as part of the General Plan comprehensive rewrite approved by the City Council in November of 2019 (GPA19-03). Prior to this rewrite, this Property and most of the surrounding properties were designated by the General Plan's Land Use Map for low density residential land uses. Consistent with this designation, the surrounding neighborhoods in this area of the City have primarily developed with traditional single-family detached residences.

In 2019, as part of the comprehensive rewrite, City staff recommended, and the City Council approved, the change in land use category for this Property to Urban Residential. This change was motivated by several factors, including but not limited to the following:

1. There are several site constraints unique to this Property that would make traditional single-family detached development on this Property impractical. These constraints include the large Happy Valley Wash that bifurcates the Property, the limited developable depth of the Property and the limited access permitted along this stretch of the Lake Pleasant Parkway corridor.
2. The Property is located directly at the corner of a major street intersection. Rather than placing large single-family homes next to a busy intersection, multi-family uses provide an appropriate buffer and better land use transition from a major street intersection (and from the future commercial uses planned at this street intersection) to the surrounding low density suburban neighborhoods.
3. In order to support and encourage the development of future commercial uses in this area of the City, particularly on the vacant properties located at the other corners of Lake Pleasant Parkway and Jomax Road, housing diversity is needed. The development of this Property with multi-family residences will help to provide the type of housing diversity that is needed to support commercial/employment development in this area of the City so that it may have a mix of compatible land uses.

In November of 2019, the City Council agreed with staff's recommendations and consequently approved the comprehensive rewrite to the General Plan. The changes in the General Plan comprehensive rewrite approved by the City Council (including the Land Use designation change for this particular Property) were made part of the General Plan that was approved by Peoria voters in November of 2020.

E. DEVELOPMENT PROPOSAL

Consistent with the General Plan, Prestige is proposing to develop the Property with a multi-family development commonly known in the real estate market as "hybrid single-family rental homes" (the "Project" or "Prestige Homes on Lake Pleasant Parkway"). Specifically, the Project will include:

- 179 high-quality residences (consisting of 58 one-story one-bedroom units, 81 one-story two-bedroom units and 40 two-story three-bedroom units), which results in an overall density of approximately 8.51 dwelling units per gross acre;
- 353 parking spaces (includes 28 private garage spaces and 325 surface spaces)
- Resort-inspired resident amenities, including a fitness center, swimming pool and spa (featuring lounge chairs, ramada with flat screen TV and fireplace), leasing office and substantial active and passive open space areas;

- A public trail along the south side of the Happy Valley Wash to provide a pedestrian connection through the Property to the adjacent properties; and
- Substantial landscape (both soft and hardscape) improvements to enhance the Property's pedestrian realm.

Each home within Prestige Homes on Lake Pleasant Parkway will have a private, fenced backyard, and an open concept floor plan with expansive ten-foot ceilings, granite countertops in the kitchen and bathrooms, stainless steel appliances, custom cabinetry, full-size washer and dryers, designer flooring, walk-in closets and numerous other high-end interior finishes found in custom homes.

The Project combines elements of both single-family and multi-family residences to offer a unique housing product that will support the goals and policies of the Peoria General Plan for the Property while also blending with the character of the existing single-family homes in the area. The Project will offer residents the privacy and low profile of a traditional single-family home coupled with the convenience of a low maintenance, rental residence. In general, residents who choose to live in "single-family" rental homes do so in part for the high-quality construction, design, and lock-and-leave lifestyle, with an emphasis on the community amenities and open space. Additionally, a management company will be on-site every day to maintain the common areas and provide maintenance to each individual home.

The Project includes a mix of unit sizes with varying heights (one-story for the 1 and 2-bedroom units and two-stories for the 3-bedroom units). A mix of one-two and three-bedroom units have been intentionally placed along the Property's Lake Pleasant Parkway frontage to provide a mix of unit sizes and varying rooflines to provide for an attractive streetscape along Lake Pleasant Parkway. In addition, all two-story units have been placed away from the Property's east property line (a minimum of 60 feet) in order to respect the privacy of the single-family homes located to the east.

Happy Valley Wash

The Happy Valley Wash that bifurcates the Property has been thoughtfully considered and incorporated into the design of the Project. The overall design intent for the wash is to maintain the natural appearance of the wash by gently redefining its side slopes (reducing its floodplain) and leaving the inner floodway limits unaffected. Specifically, a slope will be created on both sides of the wash (5:1 max slope on south side and 6:1 max slope on north side). Two culverts will be placed over the wash to provide vehicular/pedestrian crossings to connect both halves of the Project. Existing vegetation within the wash will be salvaged and additional vegetation may be added to maintain the wash's natural appearance. In addition, a public D.G. trail is provided on the south side of the wash, which will connect to the Project's internal sidewalk network and will be publicly accessible to enhance pedestrian connectivity in this area of the City by providing a connection between the Property and surrounding properties. A Wash Rendering showing the proposed design of the wash is provided with this Application.

Access

As shown on the Site Plan included with this Application, the Project will have two gated access points: Primary access is provided along Lake Pleasant Parkway and secondary access is provided along Jomax Road. Each of these access points are described in more detail below.

- Lake Pleasant Parkway Entry: The main entry for the Project will be provided from a shared drive extending east from Lake Pleasant Parkway. The access drive will be shared with a proposed development to the north and may also be shared with a future development to the east. The median break will be constructed in a ‘Florida T’ configuration to provide full access to and from Lake Pleasant Parkway. Subject to the construction of the Florida T median break, the resulting access will provide a full access drive with a median break and a southbound acceleration lane on Lake Pleasant Parkway.
- Jomax Road Entry: A secondary access point is located along Jomax Road. This access point is a full access point, allowing all movements into and out of the Project. A secondary gated entrance is provided at this access point, which connects to the Project’s internal driveway.

F. ZONING PROPOSAL

To accommodate the development of the Project and bring the Property’s zoning in conformance with the General Plan, Prestige is requesting to rezone the Property to Planned Area Development (PAD). The Prestige Homes on Lake Pleasant Parkway PAD will enable the development of a high-quality, multi-family residential community (single-family for rent) that will feature an array of amenities for future residents.

As described in the PAD Standards and Guidelines Report included with this Application, to ensure the development of a high-quality residential community that will be compatible with the character of the existing single-family homes in the area, there are a number of project design elements outlined within the PAD to create a cohesive and attractive development that respects and responds to the surrounding context.

Alongside the PAD, the Applicant is also submitting a Site Plan Review application for approval of the Project’s site plan.

G. JUSTIFICATIONS

This section provides responses to the Narrative/Justification Statement prompt questions identified within the City’s rezoning process guide.

1. What type of development and uses are proposed by the rezoning request?

Prestige Homes on Lake Pleasant Parkway is a proposed multi-family development (single-family for rent) featuring 179 residential units (at a density of approximately 8.51 dwelling units per gross acre), coupled with resort-inspired amenities for residents to enjoy.

2. State how your proposal is consistent with the Land Use Plan and other goals, policies and objectives of the Peoria General Plan.

As explained above, the General Plan Land Use Map designates the Happy Valley Wash that runs through the Property for Park/Open Space and Waterways land uses. The remainder of the Property is designated for Urban Residential land uses.

Land Use Category: Urban Residential

According to the General Plan, the Urban Residential land use category is intended for high density multi-family residential development. Specifically, in terms of character, the General Plan states:

“Density exceeds 12 dwelling units per acre and are typified with a range of ownership and rental housing options including townhomes, casitas and other traditional multi-family residential types”

“Residences enjoy shared common open space and amenities such as clubhouses, pools, outdoor kitchens, fitness rooms, and gaming areas.”

The Project is a multi-family development (single-family for rent) that emphasizes common open space and community amenities consistent with the Urban Residential land use category. The Project will provide additional high-quality rental housing options for residents who desire the amenities and flexibility of maintenance-free living typically associated with rental communities, but also desire a backyard and the home-like privacy that is offered by this unique housing product. While the overall density for the Project is approximately 8.51 gross dwelling units per acre, the density per *net site area* for the portion of the Property designated Urban Residential (i.e. the areas outside of the Happy Valley Wash) is approximately 12 du/ac. The Project’s density is therefore consistent with the General Plan’s target density for Urban Residential land uses.

Land Use Category: Waterways and Park / Open Space

According to the General Plan, the Waterways and Park/Open Space land use designations are for natural resources and/or usable and natural open space areas. As described above, the Happy Valley Wash has been thoughtfully considered and incorporated into the Project’s usable and natural open space, consistent with the General Plan.

The Prestige Homes on Lake Pleasant Parkway PAD and associated Project is also consistent with the following goals and policies of the General Plan:

General Plan: Smart Growth

Goals:

- *“Balanced Land Uses: Promote a balanced mix of land uses that support a broad range of housing and lifestyle choices, business and employment opportunities and cultural entertainment spaces.”*

- *“**Complete neighborhoods:** Offer a range of neighborhoods that offer distinctive, special places to live that are safe and well served by community amenities and gathering spaces.”*
- *“**Array of Housing Options:** Provide an array of high-quality housing types and price points that are built in a sustainable manner and meet the varied needs of segments of the community.”*
- *“**Connected Corridors:** Provide a continuous system of trails and open space corridors that connect parks, regional open space areas, and other destination points . . .”*

Policies:

- *“**LUC-3** – Integrate a variety of compatible land uses into new and established neighborhoods to provide residents with convenient access to goods, services, and other community amenities”*
- *“**CN-1** – Promote efforts to make complete neighborhoods by encouraging the development of a mix of complementary uses and amenities that meet the daily needs of residents.”*
- *“**HS-1** – Distribute a variety of housing types throughout the City to expand the choices available to meet the financial and lifestyle needs of Peoria’s diverse population.”*

Analysis:

Housing options in the City of Peoria have and should continue to represent more than just single-family detached housing. Having a diverse stock of housing is instrumental in offering choice and accommodating a variety of lifestyles and needs. The Project will provide much needed housing diversity to this area of the City that will accommodate a variety of lifestyles and needs.

In addition, by adding to the mix of housing options, the Project will also encourage and support future growth in this area of the City—in particular, future commercial uses on the vacant properties along Lake Pleasant Parkway and at the other corners of the intersection of Lake Pleasant Parkway and Jomax Road. The Project therefore represents an opportunity to integrate a mix of compatible land uses in this area of the City, which, in turn, will promote a more walkable neighborhood with goods, services and employment located within walking distance from housing.

At the same time, new development should respect and respond to the surrounding context of the area. Rather than traditional multi-story apartments, townhomes or condominiums that are typically developed over multiple stories, Prestige Homes on Lake Pleasant Parkway is a unique multi-family housing product that is only one and two-stories and shares many of the characteristics of traditional single-family homes. This Project is therefore the ideal type of multi-family for this Property that will both accomplish the goals and policies of the General Plan for this Property while also respecting the existing single-family homes in the area.

It is also important that new development look for ways to enhance connectivity throughout the community and beyond. To this end, the Project will provide a publicly accessible trail on the

south side of the Happy Valley Wash. This public trail will stimulate pedestrian activity in the area and establish a pedestrian connection between this Property and the surrounding residential neighborhoods to the future commercial uses planned along Lake Pleasant Parkway and at the other corners of the intersection of Lake Pleasant Parkway and Jomax Road.

General Plan: Healthy Neighborhoods

Goals:

- *“Active Lifestyle Choices: Creation and expansion of convenient and safe opportunities to incorporate physical activity into everyday activities of residents, employees, and visitors.”*
- *“Variety of Housing: A diversity of housing types and prices that are high quality, built in a sustainable manner, and meet the varied housing needs of residents for all stages of life.”*
- *“Environmental Health: Natural open space is preserved and activated in a manner that maintains the pristine environment while allowing for enjoyment of and interaction with nature.”*

Policies

- *“CW-12 – Ensure recreational opportunities are offered within comfortable walking distance of homes, schools, and businesses in order to encourage more physically and socially active lifestyles.”*
- *“NP-9 – Encourage non-traditional housing types to expand housing options . . .”*
- *“OS-2 – Curate access to natural features within developments containing . . . wash elements for all residents.”*

Analysis

A diversity in housing types is an integral component in creating a built environment with complete neighborhoods that support an active and healthy lifestyle. On an overall level, the Project will provide new and diverse high-quality housing options to an area of the City that, in terms of housing, has primarily been developed with traditional single-family detached homes. As such, the Project will help to support and encourage the development of the vacant parcels along the Lake Pleasant Parkway corridor and at the intersection of Lake Pleasant Parkway and Jomax Road with a mix of compatible land uses that will result in a complete neighborhood where residents can develop a strong sense of belonging and have convenient access to a variety of goods and services.

In addition, the Project has been thoughtfully designed to foster a healthy and active lifestyle for future residents. In particular, the Project includes an array of community amenities that will offer opportunities for exercise as well as community events that foster interactions between residents. The Project also preserves and activates the Happy Valley Wash with a publicly accessible trail that will be an additional amenity for future residents of the Project and will establish a pedestrian connection between the Property and the surrounding properties.

3. Discuss your proposal's compatibility with the surrounding land use and zoning patterns. Include a list of surrounding zoning designations, land uses and conditions.

As described above, prior to 2019, this Property and most of the surrounding properties were designated by the General Plan's Land Use Map for low density residential land uses. Consistent with this designation, the surrounding properties in this area of the City have been primarily developed with traditional single-family detached residences. That said, there are several undeveloped properties located along Lake Pleasant Parkway, including the Property, which are strategically located to provide for the future development of compatible/transitional multi-family or commercial type land uses. As such, the General Plan (as approved by voters in November of 2020) now designates these properties for either multi-family or commercial land uses. See Table 1 above for a list of the surrounding properties, including their existing land use, General Plan and zoning designations.

Consistent with the General Plan's vision for this area, the Property will add to the mix of housing options in the area to support a variety of lifestyles and needs as well as support future growth, while at the same time respecting and responding to the surrounding context of the area.

4. Indicate why the current zoning is not appropriate given the surrounding land use, zoning, and factors which have changed since the current zoning was established.

The Property is currently zoned AG (General Agricultural), which is the original zoning designation the Property received many years ago when it was first incorporated into the City of Peoria. Since this time, the surrounding area has transitioned into a mixed-use and urban environment. Agricultural land uses on this Property (and the accompanying AG zoning designation) is not consistent with the development patterns of the area nor appropriate for a Property that is located at the corner of a major street intersection and surrounded by existing single-family residences and future commercial uses.

5. Describe any proposed unique design considerations, beyond Zoning Ordinance requirements, which create compatibility between the proposed use and adjoining developments.

Rather than traditional multi-story apartments, townhomes or condominiums that are typically developed over multiple stories, the proposed Project is a unique type of multi-family housing product shares many of the design characteristics of traditional single-family homes so as to be compatible with the surrounding uses and nearby developments. All of the Project's residences are low profile at one or two stories and each residence has its own private backyard, which is consistent with the character of the surrounding single-family residences.

Furthermore, the Project incorporates specific design elements to respect the existing and planned single-family residences located nearest to the Project to the east. Specifically, all two-story units are located far away from the Property's east property line (only single-story residences are located along the Property's east property line). All homes along the Property's east property line are oriented with the backyards facing east. In addition, as shown on the

landscape plan included with this application, additional trees have been placed on the outside of the Project's perimeter wall (outside of the backyards of the residences along the Property's east property line) to screen the Project's residences and provide an additional buffer from the single-family homes to the east.

6. Provide general site information and describe unusual physical features or characteristics of the site which present opportunities or constraints for development.

As noted above, the Property has unique site constraints that impact its ability to be developed with traditional single-family residences. These constraints include, but are not limited to, the large Happy Valley Wash that bifurcates the Property, the limited depth of the Property and the limited access from Lake Pleasant Parkway. In addition, from both a market and land use standpoint, building large single-family homes on this Property would be undesirable due to its proximity to a major street intersection. Consequently, this Property has remained vacant.

In contrast, a multi-family development is more compact and allows for more flexibility in site design than conventional single-family developments; multi-family can therefore accommodate development using less developable area. Multi-family also provides an appropriate buffer and land use transition from a major street intersection (and the properties located on the other corners of the intersection of Lake Pleasant Parkway and Jomax Road that are planned for future commercial uses) to the surrounding single-family residences to the north and east.

This particular Project will develop the Property with a multi-family housing product that meets the intent of the General Plan's Urban Residential designation and will provide new and diverse high-quality housing options in this area of the City. But rather than a typical multiple story, multi-family development, the Project is a unique multi-family housing product that is more consistent with the character of and better respects the surrounding single-family neighborhoods.

7. Other than the rezoning approval, what other approval processes are required to accomplish the development proposals, i.e., variances, site plans, subdivision plats, conditional use permits, comprehensive master plan amendments, State or County licensing or permits, etc.?

Alongside the PAD, the Applicant is also submitting a Site Plan Review application for approval of the Project's site plan. No other approval processes are required to accomplish this development proposal.

H. LAKE PLEASANT PARKWAY DESIGN THEME MANUAL

The Property is subject to the Lake Pleasant Parkway Design Theme Manual. This document establishes certain streetscape design parameters for properties located along the Lake Pleasant Parkway corridor generally from Carefree Highway to the north and Pinnacle Peak Road to the south. Consistent with the Lake Pleasant Parkway Design Theme Manual, as shown on the Landscape Plan included with this Application, the Project's design theme for back-of-curb streetscape improvements along Lake Pleasant Parkway is to incorporate an array of plant

materials and preserve views of the Happy Valley Wash to create a contemporary desert environment that accentuates the natural beauty of the Lake Pleasant Parkway corridor and continues to promote Lake Pleasant Parkway as a signature roadway.

I. IMPACT ON SCHOOL DISTRICT

The Property is located within the boundaries of the Deer Valley Unified School District. All residential developments will have some impact on school districts. That said, at 179 dwelling units, the overall density for the Project is only 8.51 dwelling units per gross acre. This proposed density is lower than the target density for the Urban Residential land use category contemplated by the General Plan (12+ du/ac). The proposed PAD and Project will therefore be less impactful to the Deer Valley Unified School District than the variety of more traditional vertical multi-family developments (including multi-story apartments, townhomes or condominiums) that would likely be at higher residential densities and supported by the General Plan's Urban Residential land use designation.

In addition, the Applicant anticipates that less than twenty-five percent (25%) of future residents of Prestige Homes on Lake Pleasant Parkway will have school age children. Of the school age children, it is expected that some children will attend the Basis schools located less than ½ mile south of the Property, which will lessen the impact of the Project on the Deer Valley Unified School District.

J. IMPACT ON TRAFFIC

The Project will not have a detrimental impact on existing transportation infrastructure. As explained in the Traffic Impact Statement included with this Application, even with the addition of the anticipated vehicle trips to be generated by the Project, and taking into account the future development of the property adjacent north and the property at the southeast corner of Lake Pleasant Parkway and Jomax Road, Lake Pleasant Parkway will continue to operate under capacity and at an acceptable level of service.

K. DEVELOPMENT STANDARDS

The development standards that apply to the development of the Project are provided in the PAD Standards and Guidelines Report included with this Application. With the exception of the deviations identified in the PAD Standards and Guidelines Report (discussed below), development of the Project will comply with the Peoria Municipal Code as may be amended from time to time. The Project has been developed using the City's RM-1 (Multi-Family Residential District) standards as a baseline. The below subsections identify those aspects of the Project that do not comport to the development standards that would otherwise be applicable to the RM-1 zoning district.

1. Density

Base RM-1 Standard: 8 du/ac for 'single-family attached buildings'; 12 du/ac for 'two, three, four-family and multi-family buildings.'

Proposed Standard: 10.5 du/ac

Analysis

The Project's proposed density is appropriate for this Property given its location at the corner of a major street intersection and the General Plan's Urban Residential land use designation, which states a target density of 12+ du/ac for Urban Residential land uses. The Project, at its proposed density, will provide an appropriate buffer and land use transition from a major street intersection to the surrounding single-family residences to the north and east while also supporting the future commercial uses planned at this intersection.

2. Landscape Setback along Lake Pleasant Parkway

Base RM-1 Standard: Minimum 45 feet

Proposed Standard: 25 feet minimum to occupy no more than a maximum of 20% of street frontage. Overall street frontage landscaping average minimum width of 85 feet.

Analysis

The proposed landscape setback, combined with the array of desert plant materials provided within the landscape setback, will preserve the natural desert feel along Lake Pleasant Parkway. It will also preserve expansive views of the Happy Valley Wash— particularly at the intersection of Lake Pleasant Parkway and Jomax Road where the Project provides a substantial landscape setback between 160 feet and 223 feet for the south 459 feet of the Property's Lake Pleasant Parkway frontage. As such, the proposed landscape setback fulfills the intent of the landscape requirements for Lake Pleasant Parkway in Section 21-819 of the Zoning Ordinance. At the same time, the proposed landscape setback will accommodate the unique site constraints this Property experiences, including the Happy Valley Wash that bifurcates the Property and its limited developable depth, which significantly reduce its developable area and restrict the ability to reasonably provide a continuous 45-foot landscape setback along the entirety of the Lake Pleasant Parkway frontage.

Lastly, in consideration of the modification to the base landscape setback standard, and as design alternatives to satisfy the intent of the landscape requirements for Lake Pleasant Parkway, the Project's units along Lake Pleasant Parkway have been offset and the perimeter wall along the frontage has been staggered a minimum of 5 feet.

3. Landscape Setback from East Property Line

Base RM-1 Standard: 15 feet (exclusive of private backyards)

Proposed Standards: 5 feet

Analysis

The RM-1 landscape setback standard is better suited for more traditional multi-family developments that do not include private backyards for each individual unit, but instead are developed with units that directly face the property lines. Unlike a traditional multi-family development, the Project has been designed with the backyards of the units facing the east property line. In addition to the 5-foot landscape buffer that is provided outside of the perimeter

wall, the backyards for this product type serve as an additional landscape buffer that would ordinarily be provided in front of multi-family residences that face property lines. Furthermore, trees and other plantings, which will be maintained by the Project's management company, are provided both inside and outside of the Project's perimeter wall within the 5-foot landscape strip and the backyards of the individual units. The proposed landscape setback is therefore appropriate for the Project's unique housing product and will provide appropriate buffering between the Project and the nearest residences (particularly in consideration of the fact that the nearest residences are separated from the Project's east property line by approximately 90 feet).

4. Open Space

Active Open Space

- Base RM-1 Standard: Min. 150 square feet per bedroom
- Proposed Standard: Min. 185 square feet per bedroom

Yard Area per Unit

- Base RM-1 Standard: No standard
- Proposed Standard: 190 square feet

Passive Open Space

- Base RM-1 Standard: No standard
- Proposed Standard: Min. 315,000 square feet

Justification

Under Section 20-78-4.A.6.c of the Peoria Design Review Manual, multi-family developments are required to provide a minimum of 150 square feet of common usable open space (i.e. active space) per bedroom. As part of the Project's emphasis on open space and amenities, the Project's proposed standard *increases* the baseline standard to 185 square feet per bedroom. In addition to common usable open space, as shown on the Open Space exhibit included with this Application, the Project provides a substantial amount of private open space (located within the private backyards of each unit) and passive open space (including the areas of the undisturbed Happy Valley Wash, perimeter landscape and non-usable/non-active common open space areas). The Project therefore proposes substantial open space requirements in furtherance of the goal to provide a high-quality development that emphasizes open space and responds to the context of the area.

5. Building Setbacks

Front (South)

- Base RM-1 Standard: Min. 10 feet
- Proposed Standard: Min. 45 feet

Front (North)

- Base RM-1 Standard: Min. 10 feet

- Proposed Standard: Min. 18 feet

Street Side (West)

- Base RM-1 Standard: Min. 10 feet
- Proposed Standard: Min. 38 feet / 5 feet stagger required for non-attached buildings adjacent to Lake Pleasant Parkway

Side (East)

- Base RM-1 Standard: Min. 5 feet
- Proposed Standard: Min. 20 feet

Analysis

As demonstrated above, the Project greatly exceeds the minimum building setback standards that would ordinarily apply if developed under RM-1 standards. The proposed building setbacks will support a well-designed community that respects the context of the area and surrounding properties.

6. Walls

Proposed standard: All walls within the Project will comply with the City of Peoria Zoning Ordinance, except that walls abutting the north and east property lines may be up to a maximum of 11 feet of overall exposed face wall height with no exterior wall face measuring more than 7 feet in height.

Analysis

The engineering team for the Project has worked carefully with City staff to propose the above wall standards that will accommodate the Property's unique topography while also satisfying the intent of Peoria's Zoning Ordinance. The proposed minor modifications will accommodate the Property's topography constraints and will not be detrimental to present or future surrounding property owners.

More specifically, the proposed wall standards, will eliminate the need to provide an additional retaining wall along the property's east and north property lines, which would significantly limit the usable yard space for the Project's units that abut the Property's east and north property lines.

Further, this wall design allows for an increase in the height of the perimeter walls facing the existing single-family homes to the east and any future development to the north, which will provide for greater privacy for the Project's units.

7. Building Height

Base RM-1 Standard: Maximum height of 48 feet (five-family dwelling and above), except that within 30 feet of any single-family residential district, maximum height is 30 feet (subject to an increase of one foot in height for each additional setback of three feet up to 48 feet in height).

Proposed standard: Maximum of 2 stories and 30 feet, except that all buildings within 60 feet of the east property line shall be limited to 1 story and 20 feet.

Analysis

The proposed building height will allow for a development that, while a multi-family development, blends in with and respects the character of the surrounding single-family homes. Further, limiting the height of the Project's buildings to 1 story and 20 feet within 60 feet of the Property's east property line will respect the privacy of the nearest existing single-family homes located approximately 90 feet from the Property's east property line.

L. CONDOMINIUM

As provided in the PAD Standards and Guidelines Report, the Project will be a condominium development, subject to a condominium plat to be reviewed and approved by the City that will establish unit boundaries, limited common elements and common elements. While the initial intent is for the units within the Project to be rental units, condominiumizing the Project will provide the opportunity for future ownership of the units.

M. CONCLUSION

Prestige is proposing to develop the Property with a multi-family (single-family for rent) residential community featuring substantial open space and resort-inspired amenities. Consistent with the General Plan's vision for this Property, the Project will provide new and diverse high-quality housing options that will support a variety of lifestyles and needs as well as support future growth in this area of the City. At the same time, the Project is a unique type of multi-family housing product that shares many of the elements of single-family homes. The Project is therefore the ideal type of multi-family development for the Property that respects and responds to the character of the existing single-family homes in the area while also supporting the goals of the General Plan.